



RETAIL UNIT CLOSE TO WESTFIELD SHOPPING CENTRE
TO LET £25,000 PER ANNUM
88 SHEPHERDS BUSH ROAD, LONDON, W6 7PD





- APPROX. 485 SQ.FT (45.05 SQ.M)
- NEW LEASE AVAILABLE, NO PREMIUM SOUGHT
- 0.4 MILES WESTFIELD SHOPPING CENTRE
- CLASS E - VARIOUS USES CONSIDERED

Location

The property is situated on the West side of Shepherds Bush Road. There's a great mix of local shops, cafes, and restaurants nearby, plus Westfield London a short walk away. The property is enviably located with regard to transport links with Goldhawk Road (Hammersmith and City and Circle Line, Shepherds Bush (Central) London Underground Stations. Shepherds Bush Over ground Station is also located a short distance away

Description

The unit is a ground floor lock-up shop fronting onto Shepherds Bush Road which was formerly trading as a dry cleaners and provides kitchenette facility and WC at the rear of the shop.

User

We believe the premises fall under Class E of The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

EPC

A new Energy Performance Certificate has been commissioned and will be available shortly.

Rateable Value

We are advised by the VOA website that the property has a Rateable Value of £21,750; however interested parties should make their own enquiries.

Local Authority

London Borough of Hammersmith & Fulham.

Accommodation Schedule

The property offers the following (NIA) approximate dimensions:

Floor	Sq. M.	Sq. Ft.
Ground	45.05	485
Total	45.05	485

Rent

£25,000 per annum, exclusive of other outgoings.

Terms

A new effectively full repairing and insuring lease, for a term to be agreed, subject to upward only rent reviews.

Service Charge

There is no service charge, and repairs are currently dealt with on an ad hoc basis. The landlord reserves the right to implement a service charge.

Legal

Each party to bear its own legal costs.

VAT

The property has not been elected for VAT.

AML

In accordance with Anti-Money Laundering Regulations, we shall require additional information from the purchaser/tenants so that an online verification can be undertaken.

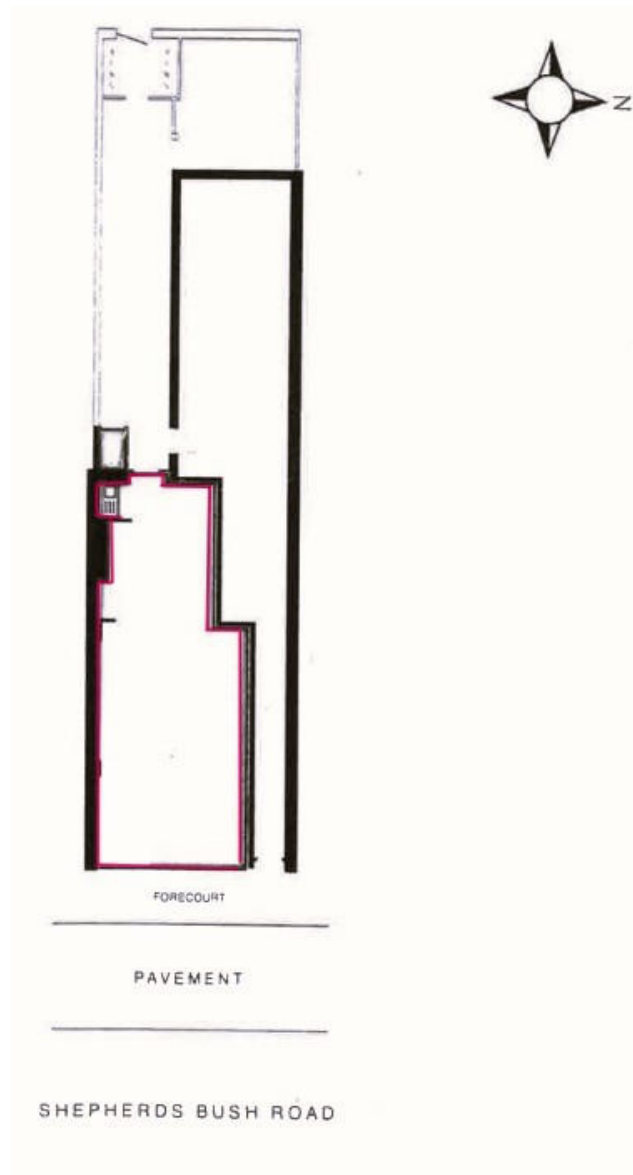
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Plan not to scale

Viewing

By appointment only via landlord's/sellers sole agent: Willmotts Chartered Surveyors – 020 8748 6644.

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